

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

October 19, 2000

SUBJECT:

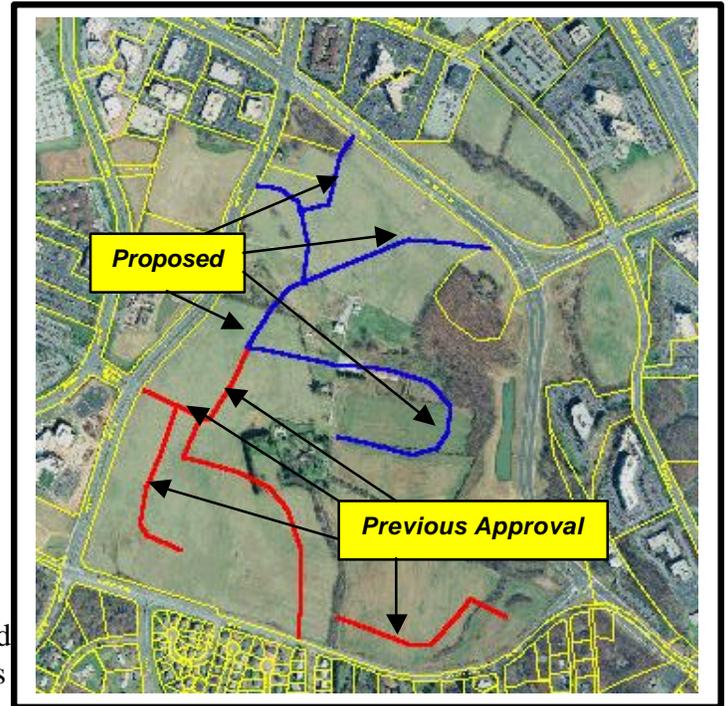
Detailed Application CPD2000-0004E for
Comprehensive Planned Development
CPD1999-00004, Fallsgrove

Applicant: Fallsgrove Associates
c/o The Cox Companies
8381 Old Courthouse Road, #160
Vienna, VA 22182

Owner: Fallsgrove Associates

Date Filed: July 18, 2000

Location: A portion of the former Thomas Farm,
near the corner of Shady Grove Road and
Darnestown Road, generally described as



REQUEST:

The applicant seeks detailed (final) approval for infrastructure roads to be associated with Phase II development. This application encompasses approximately 7.98 acres generally in the area of West Montgomery Avenue and Gude Drive.

PREVIOUS RELATED ACTIONS:

- CPD99-0004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A, Detailed Application for Infrastructure and Roads, Part I. Approved by the Planning Commission on July 26, 2000.
- CPD2000-0004H, Detailed Application for a stormwater management facility and a spur road. Approved by the Planning Commission on September 13, 2000.
- CPD2000-0004B, Detailed Application for 243 units and a community center. Approved by the Planning Commission on September 27, 2000.
- CPD2000-0004D, Detailed Application for 359 multi-family units. Approved by the Planning Commission on September 27, 2000.

ANALYSIS:

Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Fallsgrove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This is another in a series of detailed applications.

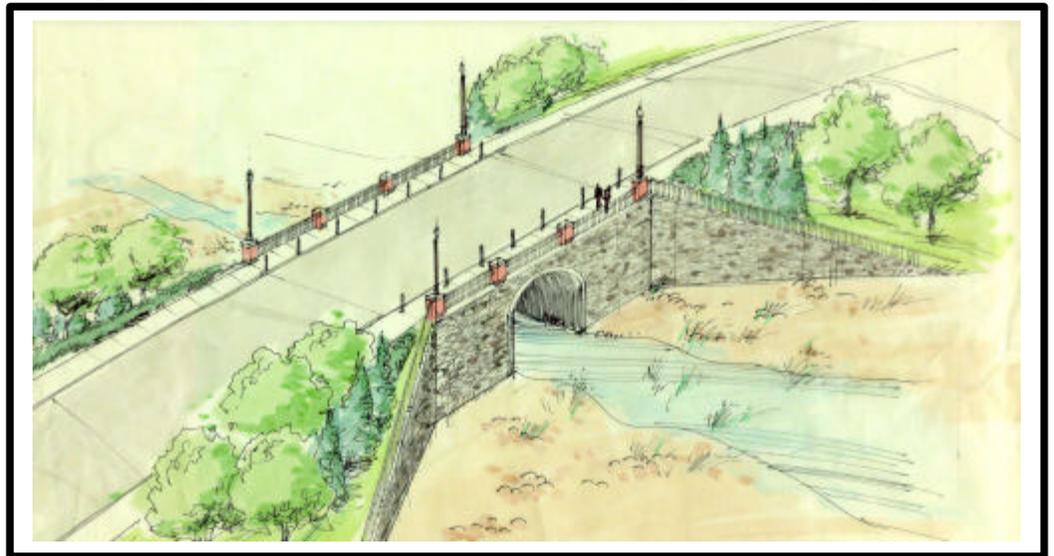
Property Description

Fallsgrove consists of approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. The topography varies from rolling farmland on a majority of the site to an upland forest area near the intersection of Gude Drive and West Montgomery Avenue.

Proposal

The applicant requests detailed application approval for a portion of the infrastructure roads on a portion of the Fallsgrove site (Attachment A). The infrastructure roads portion of the application includes the primary roads needed to accommodate future residential and commercial development Detailed Applications in an area generally described as Phase II of the development, or that portion adjacent to West Montgomery Avenue and Gude Drive.

The main road section of this application is Fallsgrove Drive, from a point near the Village Center and multi-modal center to where it intersects with Gude Drive. While not included as part of this application, the reconfigured Gude Drive/Fallsgrove Drive



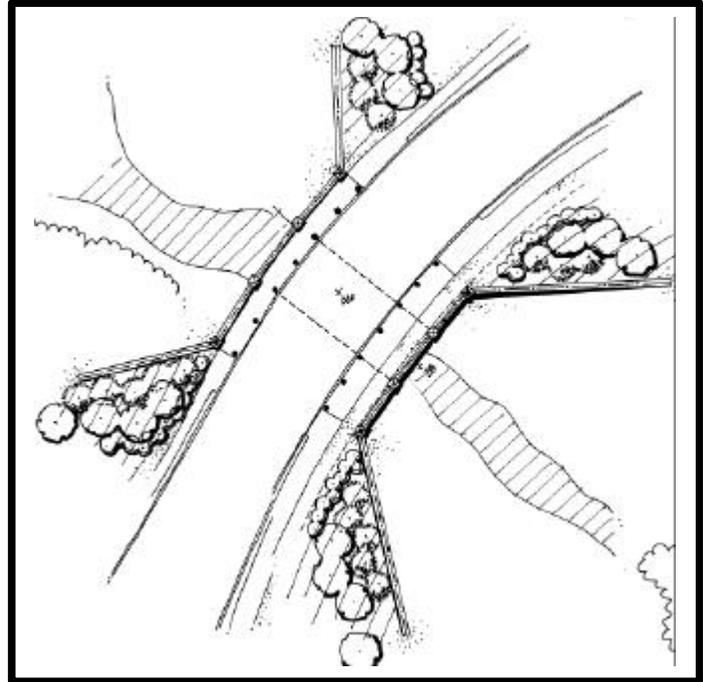
intersection as been shown for illustrative purposes per City request. The intersection will be completed as part of the road network, but permitting for the reconfigured intersection will come from outside of the City's jurisdiction.

Included as part of this application is the portion of the stream crossing on Fallsgrove Drive, just before the Village Center and multi-modal center. This portion of the stream crossing, as per the Concept Plan, shall be narrowed in order to facilitate the least impact on the stream, as well as to

provide a more residential character for the road (Attachment B). The bridge will have a bike path on it, and will be architecturally compatible with the residential character of the development.

The road network is consistent with the approved Concept Plan, and unless otherwise noted, all bike and pedestrian paths associated with the road sections shall be included.

Further, it should be noted that the Applicant will be providing access for Dr. Young's across the parcel to the west, providing an ingress/egress point on Blackwell Road.



STAFF RECOMMENDATION:

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:
 - a. SWM Concept Plan for BMP pre-treatment for all roadways must be approved. The size and location of the water quality BMPs may be subsequently adjusted.
 - b. Submit detailed engineering plans and supporting computations for review and approval by DPW for the following items:
 - Grade establishment plans
 - Storm drain and paving plans
 - Landscape and lighting plans
 - Water and sewer plans
 - Sediment and erosion control plans
 - SWM plans
 - c. Provide truncations at intersections as determined by DPW.
 - e. Post bonds and obtain all necessary permits from DPW.

- f. Obtain permits from Maryland Department of the Environment, Army Corps of Engineers, Transco, Montgomery Soil Conservation District and Montgomery County Department of Permitting Services as needed.
 - g. Any other changes as noted on Planning Commission Exhibit A.
3. Access must be provided to existing Parcel 1, Block A at a location as directed by DPW through the adjacent Fallsgrove site.
 4. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
 5. A plan shall be provided, for approval by the City, outlining potential locations for equipment cabinets at the intersection of Fallsgrove Drive/Gude Drive and West Montgomery Avenue and Blackwell Road and Fallsgrove Drive, outlining sufficient room for adequate screening.

TRANSPORTATION

Traffic

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. Mitigation measures include the construction of improvements to 12 intersections, construction of a transit center, payment of \$1.6 million for Transportation Demand Management (TDM) measures, and construction of on-site roads.

The Applicant has provided a bond in the amount of \$2.2 million for required off-site traffic improvements, as per the requirements of the Concept Plan.

Parking

There will be parking on the major streets of this application, as approved by the Concept Plan. The spaces on public streets will not be marked, nor will they be counted as required parking for any application. Parking will be permitted on Fallsgrove Drive, but will be marked to restrict parking during peak traffic hours. As part of the Concept Plan approval, the City will retain the right to remove this parking if it is deemed necessary.

Pedestrian Access and Bicycle Paths

All required sidewalks are shown, as well as sections of bicycle paths in proposed rights-of-way that are part of the approved Concept Plan. The sections of sidewalks and bicycle paths are consistent with the approved Concept Plan. Additional bike paths outside the rights of way for these streets will be shown in subsequent detailed applications.

Transit

Although the Concept Plan shows a multi-modal transit stop as part of the retail center, there are no transit issues related to this application. Bus stops and shelters will be shown in future detailed applications to ensure the most effective placements of the facilities.

STORMWATER MANAGEMENT

A portion of stormwater runoff from this site will be handled through various on-site BMPs to satisfy recharge volume requirements. The majority of stormwater runoff will be conveyed to and managed in regional facility, pond #3.

LANDSCAPING

Forest/Tree Preservation

See condition number four (4).

Equipment Screening

No equipment is proposed with this application.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier.

NOTIFICATION

Notices were sent to approximately 1,650 residences, businesses and association presidents. Some of the subdivisions include, but were not limited to, Glenora Hills, Rockshire, the Willows, Carter Hill, Watts Branch Meadows, Cambridge Heights, Ivy Woods and Flintledge Estates.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Falls Grove. As a result, staff recommends approval of Detailed Application CPD2000-0004E for infrastructure roads Part II subject to the conditions noted above.

Attachments